

BOARD OF SUPERVISORS
COUNTY OF YORK
YORKTOWN, VIRGINIA

Ordinance

At a regular meeting of the York County Board of Supervisors held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of ____, 2004:

Present

Vote

Thomas G. Shepperd, Jr., Chairman
James S. Burgett, Vice Chairman
Walter C. Zaremba
Sheila S. Noll
Kenneth L. Bowman

On motion of _____, which carried ____, the following ordinance was adopted:

AN ORDINANCE TO APPROVE AN APPLICATION TO AMEND THE CONDITIONS OF APPROVAL FOR THE COLONY PINES PLANNED DEVELOPMENT TO BE CONSTRUCTED ON APPROXIMATELY 127.6 ACRES ON THE NORTH SIDE OF DENBIGH BOULEVARD (ROUTE 173)

WHEREAS, on January 7, 1993, the York County Board of Supervisors approved the Colony Pines Planned Development, to be located on approximately 127.6 acres of land located on the north side of Denbigh Boulevard (Route 173) and further identified as Assessor's Parcel Nos. 28-1, 28-2, and 28-4, subject to the conditions contained in Ordinance No. O92-35(R); and

WHEREAS, McCale Development Corporation has submitted Application No. PD-15-03, which seeks to amend those conditions by increasing the maximum permitted lot coverage for single-family detached homes in the development from 25% to 35% and by reducing the minimum distance between any two adjacent homes from 20 feet to 15 feet; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommended denial of this application as originally submitted; and

WHEREAS, following consideration by the Planning Commission and in response to concerns raised by the Commission and staff, the applicant has made significant modifications to the original request; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission with respect to this application;

NOW, THEREFORE, BE IT ORDAINED by the York County Board of Supervisors this the ____ day of _____, 2003 that Application No. PD-15-03 be, and it hereby is, approved to amend Conditions E4 and E7 of Ordinance No. O92-35(R) to read and provide as follows:

E. RESIDENTIAL AREA DESIGN PARAMETERS

4. The minimum distance between any two adjacent single-family units shall be twenty feet (20') and no single-family home shall be placed within ten feet (10') of any side property line.

* * *

7. The maximum lot coverage for all structures (principal and accessory) on any lot with a single-story residential unit shall be twenty-five percent (25%). The maximum lot coverage for all structures (principal and accessory) on any lot with other than a single-story residence shall be twenty-five percent (25%). For the following lots as depicted on the Development Plan titled "Colony Pines Subdivision Section One," prepared by Vanasse Hangen Brustlin, Inc., dated October 19, 2001 and revised July 30, 2003, the maximum lot coverage for all structures (principal and accessory) shall be 35% for single-story homes only: Lots 8 through 16, Lot 39, Lots 54 through 63, Lot 75, Lots 89 through 91, Lots 96 through 98, Lots 104 through 106, Lots 111 through 114, and Lots 121 through 122.

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